

379 +/-  
Acres

# LAND AUCTION

Johnson County NE



Mar 12<sup>th</sup>, 2025  
1:00 pm

Sterling Community Building, Sterling NE

See more PHOTOS and VIDEOS via our website: [www.RestAgAuction.com](http://www.RestAgAuction.com)

## Seller – The Estate of Norma J. Harms

**Auction Information:** The auction will be held March 12, 2025 starting @ 1:00 p.m. Auction will be held at the Sterling Community Center (420 Broadway, Sterling, NE 68443). If you are unable to attend in person, online bidding will be available through RestAgAuction.com. \*In case of inclement weather our fallback date will be March 19, 2025 @1:00 P.M. (same location)

**Property Location:** Homestead Address: 73752 613 Ave, Sterling. From Sterling, take Hwy. 41 to the East end of town and turn north on to 611 Ave. Take 611 Ave. North approximately 2 miles to 736 Rd. Turn East onto 736 Rd and go approximately 1-3/4 miles to 612.75 Ave. Take 612.75 Ave North for 1 mile to 737 Rd. Turn East onto 737 Rd. and go 1/2 mile. This will put you on the South end of the property being sold. The property continues East for 3/4 of a mile and lays on the North side of 737 Rd. To access the North portion of the property, from 737 Rd take 613 Ave North 1/2 mile and the access point is on the East side of 613 Ave. **Or** From Burr, take County Road R West approximately 1.5 miles to S 14<sup>th</sup> Rd. Take S 14<sup>th</sup> Rd. South approximately 1/4 and this will put you at the Northwest corner of the property being sold. S 14<sup>th</sup> Rd turns into 613 Ave. The property lays on the East side of 613 Ave. To access the South part of the property, take 613 Ave. South to 737 Rd. Take 737 Rd East 1/4 mile and you will be at the Southwest corner of the property.

**Legal:** Tract#1: 5-6-10 SW4NE4 & W2SE4NE4 & S2NW4 Parcel ID#490002412 \*IF sold separate this number will change\*  
Tract#2: 5-6-10 E2SW4 Parcel ID#490002412 \*IF sold separate this number will change\*  
Tract#3: 5-6-10 SE4 159.69A Parcel ID#490002455

**Description:** Tract#1: This farm consists of +/-140 acres of which +/-85 acres are currently dryland row crop. The farm also offers pasture and hunting/recreation. There is an 3+ bedroom, 1 bath acreage with 1914 sqft of living space, a 28x60 block wall garage with partial finished concrete floor, a 36x42 barn with loft, a 42x48 cattle shed, corn crib, small granary, and a 4,700 bushel grain bin. The acreage has been vacant for several years but the utilities have been kept on. The home needs some updating but has very good bones. The majority of the outbuildings are structurally sound but need some maintenance done to them. The acreage is nestled into a hillside, offering protection from the wind and is ideal for calving and running livestock. There is an un-registered well that supplies the acreage just West of the house. This acreage is close in proximity to Sterling and is located in the Sterling School district. This farm was a great place to raise a family and is ready for its next family to call it home! This farm lays flat to gently rolling with a soil content consisting mainly of Wymore silty clay, Nodaway silt loam, Wymore silty clay loam, and Zook silty clay. The acreage is accessed from 613 Ave on the West side of the property. Saunders Creek runs through this property so access to the East portion will be by an easement on Tract#3 if the tracts sell to separate buyers.

**Tract#2:** This is a flat laying +/-80 acre tract. This farm consists of +/-61 acres of dryland row crop with a soil content consisting mainly of Kennebec Nodaway silt loams, Kennebec silt loam, and Judson silt loam. The remaining acres are in native grasses and trees. This farm has a history of producing good yields. This is a low-laying farm so some years it will produce similar to a sub-irrigated farm. This farm is accessed from the South off of 737 Rd. If sold separate, the Northeast portion of this farm will be accessed through an easement on tract #3. There is a tree line on the North end of this 80 as well as the Saunders Creek which can offer the potential for good deer and turkey hunting as well as the seasonal ducks and geese.

**Tract#3:** This is a dryland +/-160 acre tract consisting mainly of pasture and trees. There is a portion of row crop in the Northwest corner of this property consisting of +/-25 acres. The remaining acres were grazed during the growing season. The soil content consists mainly of Shelby clay loam, Steinauer clay loam, Judson silt loam, Morrill clay loam, Pawnee clay loam and Filley fine sandy loam. This property offers tree coverage for livestock from the sun and wind. There is a registered stock well located on this tract. This property also offers excellent deer and turkey hunting and occasional ducks and geese. There is plenty of cover for a trophy deer to grow as well as get water from the Saunders Creek running through the property. The opportunity to own a property like this does not come up very often. This is your chance to own your own hunting paradise that has several forms of income potential on top of it. There is currently an easement in place on this farm allowing access to a neighbor's property to the North. If tracts sell separate the new buyer will grant access to tracts 1 & 2 via an easement.

**Tract#4:** This will be the combined total of tracts 1, 2, and 3.

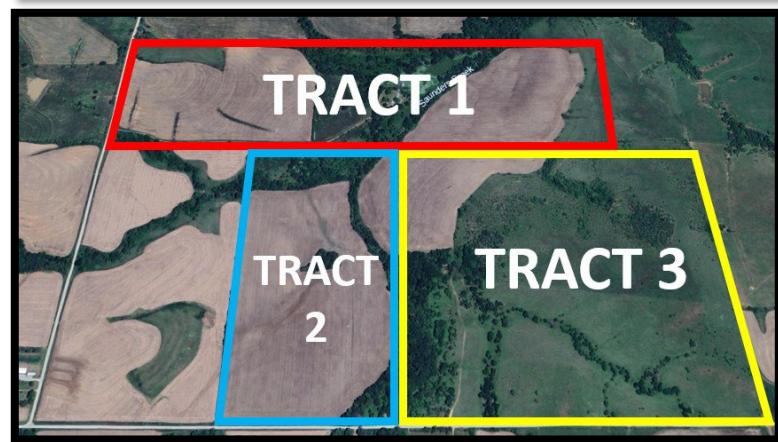
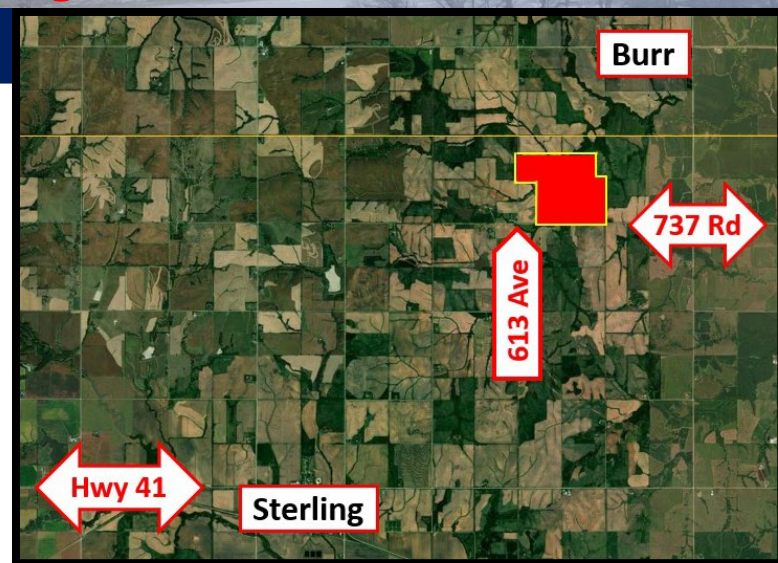
**Taxes 2024:** Tract#1: \$4,077.90 or \$29.13 per acre + Acreage \$633.77  
Tract#2: \$2,330.23 or \$29.13 per acre  
Tract#3: \$3,373.30 or \$21.13 per acre

**FSA/NRD Info:** Based on Tract#4 Corn Base Acres = 83.52 => PLC Yield 110 Soybeans Base Acres = 56.28 =>PLC Yield 42

**Order of Auction:** The auction will be conducted on a price-per-acre style of sale. Auction will start promptly at 1:00 p.m. beginning with the opening announcements. Tracts will be offered in their numbered order 1-3. We will go through the sale order a few times based on the Auctioneer's discretion. Once bidding has been completed on the individual tracts, all three tracts will be offered as one unit (tract #4). If the average price per acre is higher as one unit, then that is the way that the farm will sell. We will NOT go back to the individual tracts at that point. Breaks will be taken at the auctioneer's discretion.

**Financing:** Sale is NOT contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written.

**Sale Day Phone:** (402)640-4000. If you are unable to attend the auction and need to set up another means of bidding, please contact us at (402)640-4000 at least 48 hours prior to the auction. **Terms:** The property/properties will be sold to the highest bidder. The winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction. The buyer will receive possession of the property at closing. **Online Bidder Terms:** The property will be sold to the highest bidder. The winning bidder will wire a non-refundable 10% down payment plus wire fees the day of the auction. The winning bidder will sign a written Purchase Agreement via email immediately following the sale. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction. The buyer will receive possession of the property at closing. **Disclaimer:** Information was obtained from sources deemed reliable and accurate. Real Estate Solutions Team and R.E.S.T. Ag and Auction makes no guarantees of its accuracy. All bidders are encouraged to inspect the property and rely on their own conclusions prior to this auction. Property is sold subject to any easements, restrictions, or reservations of record if any. Announcements made the day of the auction will supersede any earlier announcements whether verbal or written. The seller reserves the right to accept or decline any and all offers prior to and during this auction.



REAL ESTATE  
SOLUTIONS TEAM



Craig Korth  
Realtor & Auctioneer  
402-920-1239



Penny Korth  
Realtor  
402-640-4000

REAL ESTATE IS SOLD THROUGH  
REAL ESTATE SOLUTIONS TEAM

